



Catawba County Planning, Parks and Development
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HOW TO OBTAIN A ZONING PERMIT FOR A SINGLEWIDE MANUFACTURED HOME

Steps to follow when setting up a singlewide manufactured home:

1. Check with Catawba County planning staff to see if a singlewide manufactured home is permitted on the property. You may either call the Planning Office at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov.
2. Submit an [application for a zoning permit](#). Every application for a zoning permit needs to include an 8½ x 11 inch or 8½ x 14 inch drawing, prepared to scale, showing the footprints of proposed and existing buildings or structures on the property. You may obtain a copy of a map of your property from Catawba County's Geographic Information System at: www.gis.catawba.nc.us.
3. Obtain a zoning permit from the Permit Center. You may reach the Permit Center by phone at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.
4. Submit an [application for a septic tank permit and well permit](#) to the Catawba County Permit Center. If you have questions you may call the Permit Center at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.
5. Submit an [application for a manufactured home permit](#) to the Catawba County Permit Center. If you have questions you may call the Permit Center at 828-465-8399, Monday through Friday from 8 a.m. to 5 p.m. or email at permit_center@catawbacountync.gov.

WHERE ARE SINGLEWIDES ALLOWED?

Singlewide manufactured homes – Class B are homes that meet appearance criteria with the exception of brick underskirting and length-width ratio. The appearance criteria includes homes having a pitched roof and lap siding, underpinning and a 36 square foot deck on the front of the home. (See [UDO Sec. 44-432](#)). Singlewide manufactured homes that meet this description may be permitted in the following situations:

1. A switch out of an existing singlewide manufactured home
2. On a space in a manufactured home park.

3. On a lot in an existing manufactured home subdivision of 3 or more lots that previously had a manufactured home on the lot as of February 28, 2005 (the lot may be vacant today).
4. On a lot in an existing manufactured home subdivision of 3 or more lots.
5. A temporary manufactured home during stick built home construction located on land in the [DWMH-O district](#). See the [UDO Section 44-630](#).
6. An accessory dwelling in the [DWMH-O district](#) with a special use permit approved by the Catawba County Board of Adjustment. See the [Guidelines for Accessory Dwelling Unit/Guest House](#).

Singlewide manufactured homes which do not meet the above appearance criteria (Class E) but which are HUD approved (manufactured after 1976), and which have been located in Catawba County prior to March 19, 1996 may be moved to one of the following locations:

1. Onto any space in an existing manufactured home park as of March 18, 1996.
2. Onto an existing lot in a manufactured home subdivision of 3 or more lots which was approved on or before March 18, 1996 in the [DWMH-O district](#).

NOTE: Pre-HUD homes manufactured before July 1976 and manufactured homes from other counties not meeting the appearance criteria are not allowed in Catawba County's zoning jurisdiction.

If you have questions concerning manufactured homes, where they may be located or obtaining a permit for your property, please call the Catawba County Planning, Parks and Development Department at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov. Please know that we are here to assist you throughout the process.

The purpose of this information sheet is to assist you with the process of obtaining permits and approvals associated with the Unified Development Ordinance (UDO). Before proceeding with any project or spending any funds, you are strongly encouraged to contact staff of the Catawba County Planning, Parks and Development Department at 828-465-8380, Monday through Friday from 8 a.m. to 5 p.m. or email us at planning@catawbacountync.gov to insure awareness of all options that may exist as well as the most effective way of accomplishing a particular project.